

JEFFERSON COUNTY PLANNING DEPT
Courthouse
PO Box H
Boulder, MT 59632
(406) 225-4040



Date: June 17, 2019

To: Adjoining Land Owners, Applicants, Agents

From: Jefferson County Planning Department

Re: Subdivision Request Notice

LEGAL NOTICE

On Wednesday, July 10, 2019 at 7:00 p.m., the Jefferson County Planning Board will hold a public hearing in the Conference Room at the Jefferson County Clerk & Recorder's Office in Boulder on the following item:

GOLD DUST SUBDIVISION

Black Mountain Gold LLC has proposed a five lot subsequent minor subdivision of a ± 11.66 -acre parcel located southwest of the I-15 interchange in Montana City. The property currently contains a commercial storage facility for RVs, etc. The lots will range in size from 1.35 to 5.04 acres. The property is located within the Northern Jefferson County Zoning District within a commercial zoned area. All five lot are proposed to be used for commercial purposes. Four of the lots will be served by individual onsite wells and individual onsite drainfields. The developed lot currently has no water or wastewater facilities and none are proposed for that lot if the subdivision occurs. All five lots will be accessed directly from Bitterroot Lane via Bankers Lane, Wall Street and Market Street. Two variances are requested in association with the road standards. Roads currently exist to access the subdivision, but they may not meet the current road standards, including the standard that requires all public roads accessing commercial subdivisions to be paved. The property is legally described as Lot 6A-2 of Certificate of Survey (COS) Number 214139, Folio 662B, located in the SW $\frac{1}{4}$ of Section 10, Township 9 North, Range 3 West.

The relevant information regarding the agenda item may be viewed at the Jefferson County Planning Dept, located in the Jefferson County Courthouse. The Planning Board encourages the public to attend this meeting and voice comments they may have on the proposal. The Planning Dept will accept written comments on behalf of the Planning Board. Written comments must be received for consideration by the Planning Board by July 9th at 5:00 pm. Comments can also be presented to the Planning Board during the July 10th public hearing. The County Commissioners are scheduled to review the proposal on August 6, 2019 at 1:45 pm and the public is welcome to attend their meeting. Please mail comments to Jefferson County Planning Dept, PO Box H, Boulder, MT, 59632 or send them by e-mail to lhintz@jeffersoncounty-mt.gov